



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Monday, January 22, 2007

Time: **6:00 P.M.**
Place: **ALTERNATE LOCATION:** Caucus Rooms
Second Floor, Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Swearing in of Members
- D. Roll Call
- E. Declaration of Quorum
- F. Approval of Minutes of Previous Meeting
- G. Election of Officers
- H. Communications, Bills, and Expenditures
- I. Reports, Announcements, Legal Counsel Report and Department Concerns

- 1i. Lubavitch of Indiana attorney stated new public notice will be made for Feb. 22 meeting
- 2i. Bill Estes item – Dept. requests the Board vote to require new public notice be made for Feb. 22 meeting

J. Public Hearing

1-2j. **TABLED UNTIL FEB. 26: Bill Estes Pre-Owned Facility**

The applicant seeks the following development standards variance approvals:

~~Docket No. 06090020 V Chapter 26.04 north buffer yard reduction~~

~~Docket No. 06090023 V Chapter 23C.10.3.5(e) screened parking within front/side yard~~

~~The site is located at 4102 W. 96th St and is zoned B2/Business and I1/Industrial within the US 421 Overlay. Filed by Mary Solada of Bingham McHale.~~

3j. **TABLED UNTIL FEB. 26: Lubavitch of Indiana Worship Center**

The applicant seeks approval for the following special use approval:

~~Docket No. 06050007 SU Chapter 5.02 Special Uses~~

~~The site is located at 2640 W 96th Street and is zoned S-1/Residence.~~

~~Filed by Dave Coots of Coots, Henke & Wheeler, P.C.~~

4j. **WITHDRAWN: CMC Properties, Sec 2, Lot 3 - Holiday Inn**

The applicant seeks the following use variance approval for a full-service hotel use:

~~Docket No. 06100016 UV Section 16.01 permitted uses~~

~~The site is located at the northwest corner of 131st St. and Meridian St. and is zoned B-5/Business within the US 31 Overlay.~~

~~Filed by DeBoy Land Development Services, Inc for Motels of Carmel, LLP.~~

5j. TABLED UNTIL FEB. 26: Forest Glen, Lot 3 - Printing Plus

~~The applicant seeks the following use variance approval for an office use:~~

~~Docket No. 06090012 UV — ZO Chapter 6.01 — Permitted Uses~~

~~The site is located at 2110 E. 96th St. and is zoned S 2/Residence.~~

~~Filed by Col. Rex A. Neal of Printing Plus.~~

6j. TABLED UNTIL FEB. 26: Monon & Main, Unit 2D

~~The applicant seeks the following development standards variance approvals:~~

~~Docket No. 06110001 V — Section 15.26 of PUD Z-462-04 — non-residential uses on 2nd & 3rd floors~~

~~The site is located northeast of Third Ave NW and Main St., and is zoned PUD/Planned Unit~~

~~Development. Filed by Carole Moore of Sell4Free Real Estate for Elahe Farahmand.~~

7j. Monon & Main, Unit 2B

The applicant seeks the following development standards variance approval:

Docket No. 06120011 V Section 15.26 of PUD Z-462-04 non-residential uses on 2nd & 3rd floors

Docket No. 06120015 V Section 2.13.B of PUD Z-462-04 2-car garage requirement

The site is located northeast of Third Ave NW and Main St., and is zoned PUD/Planned Unit Development. Filed by Mr. and Mrs. Ardalan for Soori Gallery.

7-9j. West Carmel Shoppes - Signage

The applicant seeks the following development standards variance approval:

Docket No. 06120007 V Section 25.07 Sign Chart B sign height

Docket No. 06120008 V Section 25.07.01.04 off-premise sign

Docket No. 06120009 V Sections 25.07.01.08, 25.07.02.09 number of signs

The site is located at southeast corner of 106th St and US 421 is zoned B-3/Business and within the US 421 Overlay. Filed by Paul Reis of Bose McKinney & Evans, LLP.

10-12j. Home Place, Lot 48

The applicant seeks the following development standards variance approvals:

Docket No. 06120012 V Section 9.04.03.A front yard setback along west property line

Docket No. 06120013 V Section 9.04.03.D rear yard setback from east property line

Docket No. 06120014 V Section 9.04.03.B & D setback from north property line

The site is located at 10505 N. Cornell Ave., and is zoned R-3/Residence within the Home Place Overlay. Filed by Timothy Wood.

- K.** Old Business
- L.** New Business
- M.** Adjournment